

PLANNING COMMISSION REPORT



MEETING DATE: May 24, 2006

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Carmichael Court**

REQUEST Request to consider the following:

1. Abandon the east 10-feet of N. 108th Street right-of-way located near E. Ironwood Drive,
2. Abandon the E. Ironwood Drive right-of-way (cul-de-sac) located east of N. 108th Street.

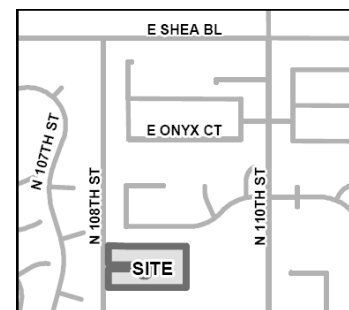
24-AB-2005

Related Policies, References:

Case 25-PP-2005 is a related request for a preliminary plat to add a fourth lot to this subdivision, and to create a private street tract for E. Ironwood Drive cul-de-sac.

OWNER Ray Segerman Inc
602-971-7456

APPLICANT CONTACT Ray Segerman Inc
602-971-7456



LOCATION 10837, 10846, 10873, & 10876 E. Ironwood Drive

BACKGROUND **Background.**
The 40-foot wide half street right-of-way along N. 108th Street in this area was dedicated in 1967. Since that time, abandonment of the east 10 feet has been approved for several properties located north and south of the site along N. 108th Street. In 2002, the E. Ironwood Drive right-of-way (cul-de-sac) located east of 108th Street was created as part of a land division of 4.6 acres into 3 lots.

Context.
The 4.6-acre site currently contains three lots and three single-family homes, with the easternmost home also having a large guesthouse. The site is zoned Single-Family Residential District (R1-43), and is surrounded to the east, south, and west by similar R1-43 District zoned properties having lot sizes generally in the 1 to 2 acre range. To the north is the Saddle Rock Ranch subdivision, which is zoned Single-Family Residential District (R1-18).

Adjacent Uses:

North: Single-family residential, zoned R1-18 PRD
East: Single-family residential, zoned R1-43
South: Single-family residential, zoned R1-43

West: Single-family residential, zoned R1-43 PCD

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This abandonment request is in conjunction with a preliminary plat to split the easternmost lot, which would create a fourth lot where the existing guesthouse is located. If approved, the abandonment of the 10 foot portion of N. 108th Street situated adjacent to the west side of the site will allow the applicant additional area to landscape along 108th Street and to maximize the lot sizes within the proposed subdivision. If approved, the abandonment of the E. Ironwood Drive cul-de-sac will create a private street tract for E. Ironwood Drive cul-de-sac, which will allow the subdivision to be gated.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Trails.

No public trails are identified on this site on the City Trails Master Plan.

Community Involvement.

The site has been posted and the surrounding property owners have been notified. There have been no comments regarding this application.

Community Impact.

The abandonment of the 10-foot wide portion of N. 108th Street will have no impact on the community. This abandonment is consistent with previous abandonments along N. 108th Street, and the remaining right-of-way is sufficient. The abandonment of the E. Ironwood Drive cul-de-sac will also have no impact on the community because it only impacts the properties requesting to have the cul-de-sac privatized. No adjacent property owners are impacted by the abandonment requests.

The abandoned portion of N. 108th Street will be consolidated into the adjacent lots, and E. Ironwood Drive cul-de-sac will remain a roadway as a private tract to serve the existing residences. If necessary, a public access and utility easement will be reserved for E. Ironwood Drive until the roadway tract is established through the final plat.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval.

RESPONSIBLE
DEPT(S)


Planning and Development Services Department

STAFF CONTACT(S)

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APPROVED BY



Tim Curtis AICP
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Easements and Right-of-Ways
5. Area Trails Plan
6. City Notification Map

CASE 24-AB-2005

Department Issues Checklist

Transportation

☒ **Support**

The abandonment will not affect the existing or planned street network for this area. The remaining right-of-way for N. 108th Street is sufficient, and E. Ironwood Drive cul-de-sac will remain a roadway as a private tract to serve the existing residences. No adjacent property owners are impacted by the abandonment requests.

Trails

☒ **Support**

No public trails are identified on this site on the City Trails Master Plan.

Adjacent Property Owner Notification

☒ **Support**

The site has been posted and surrounding properties have been notified. There have been no comments regarding this request.

Public Utilities

☒ **Support**

Letters of support from the affected public utility companies are on file with the City of Scottsdale. Any necessary utility easements will be reserved.

Emergency/Municipal Services

☒ **Support**

The abandonment will have no impact on the ability to provide emergency or other municipal services to the adjacent properties or surrounding area.

Water/Sewer Services

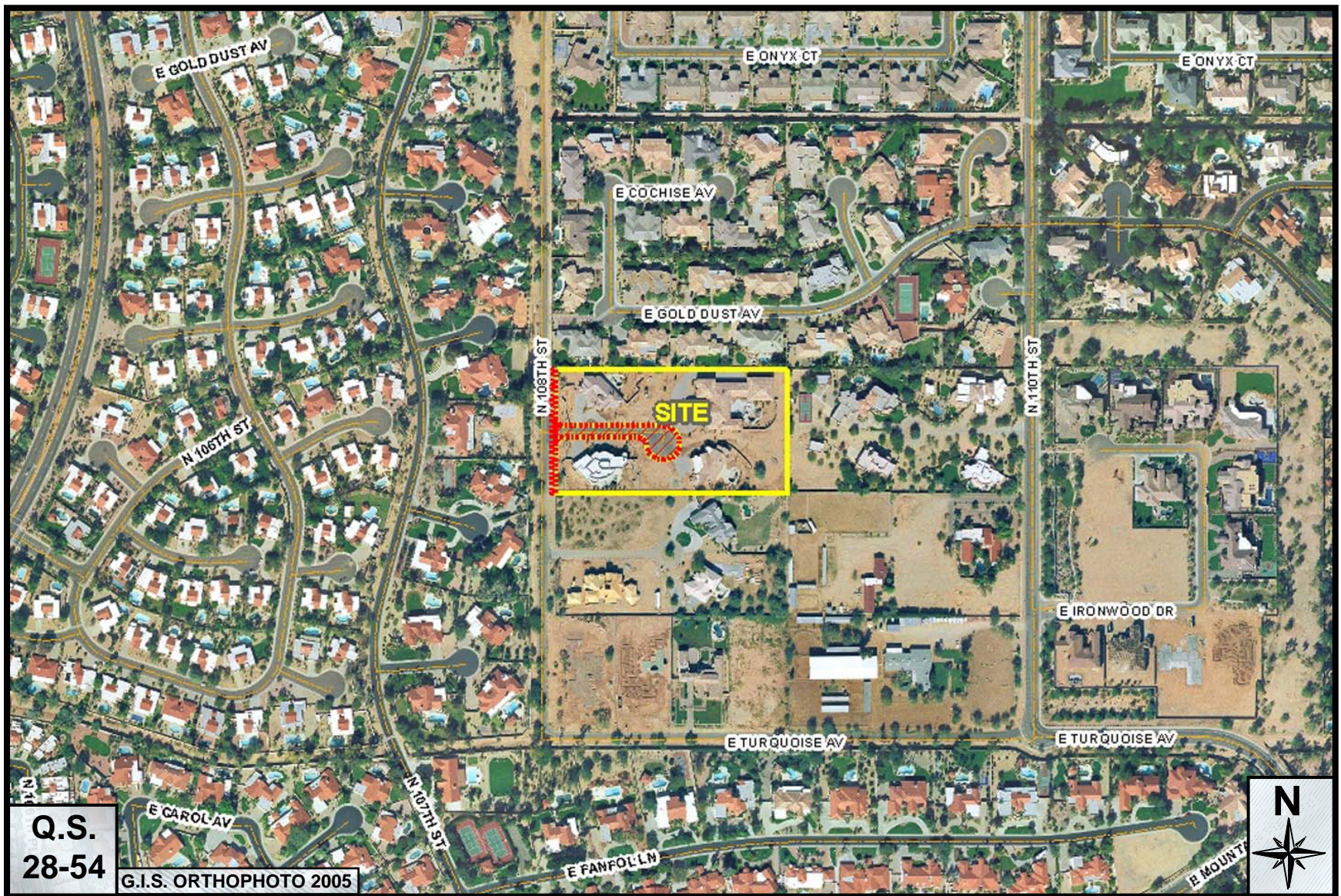
☒ **Support**

The abandonment will have no impact on water or sewer services.

Drainage

☒ **Support**

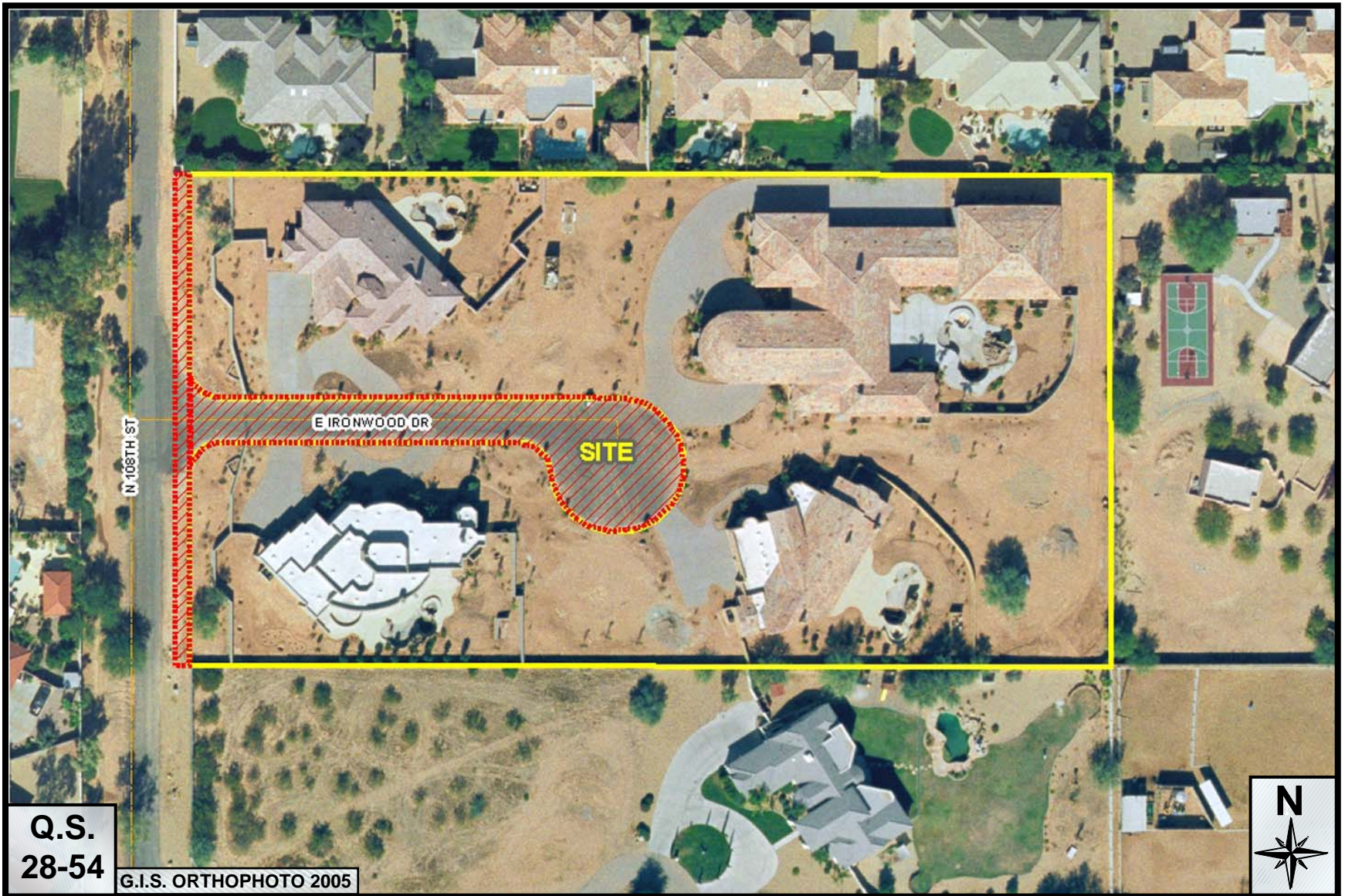
The abandonment will have no impact on drainage.



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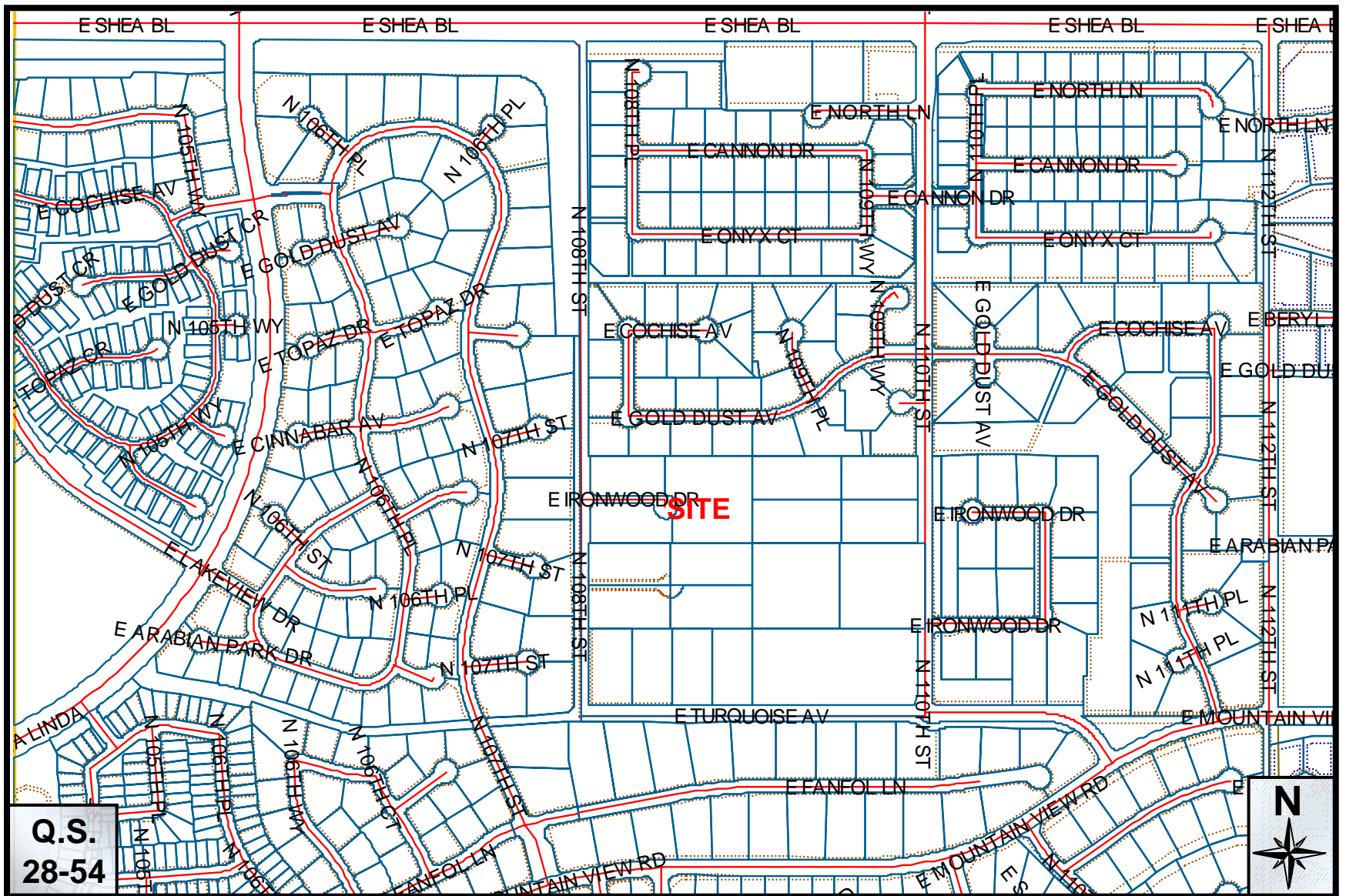
ATTACHMENT #2



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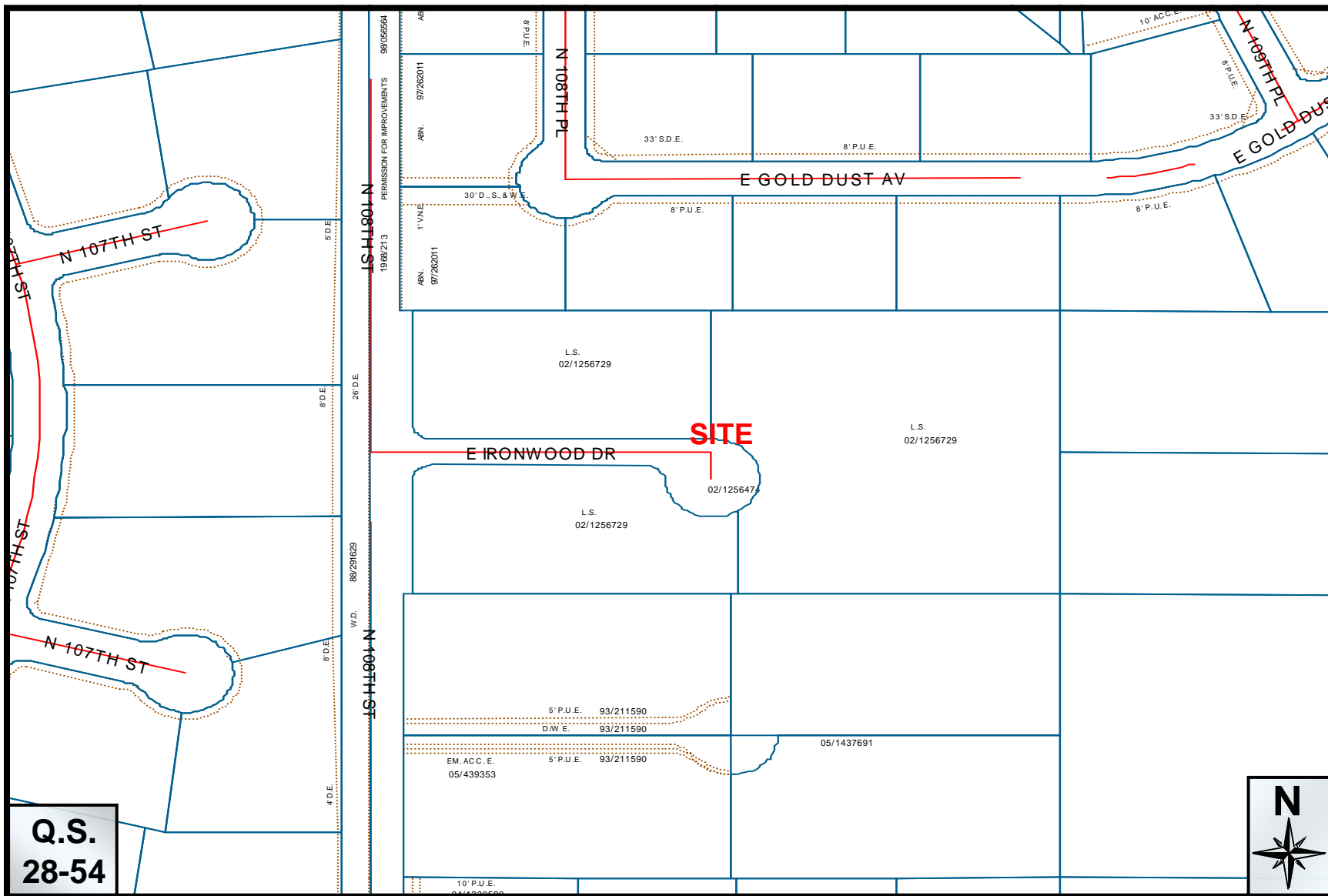
ATTACHMENT #3



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Easements & Right-of-Way
Attachment #4

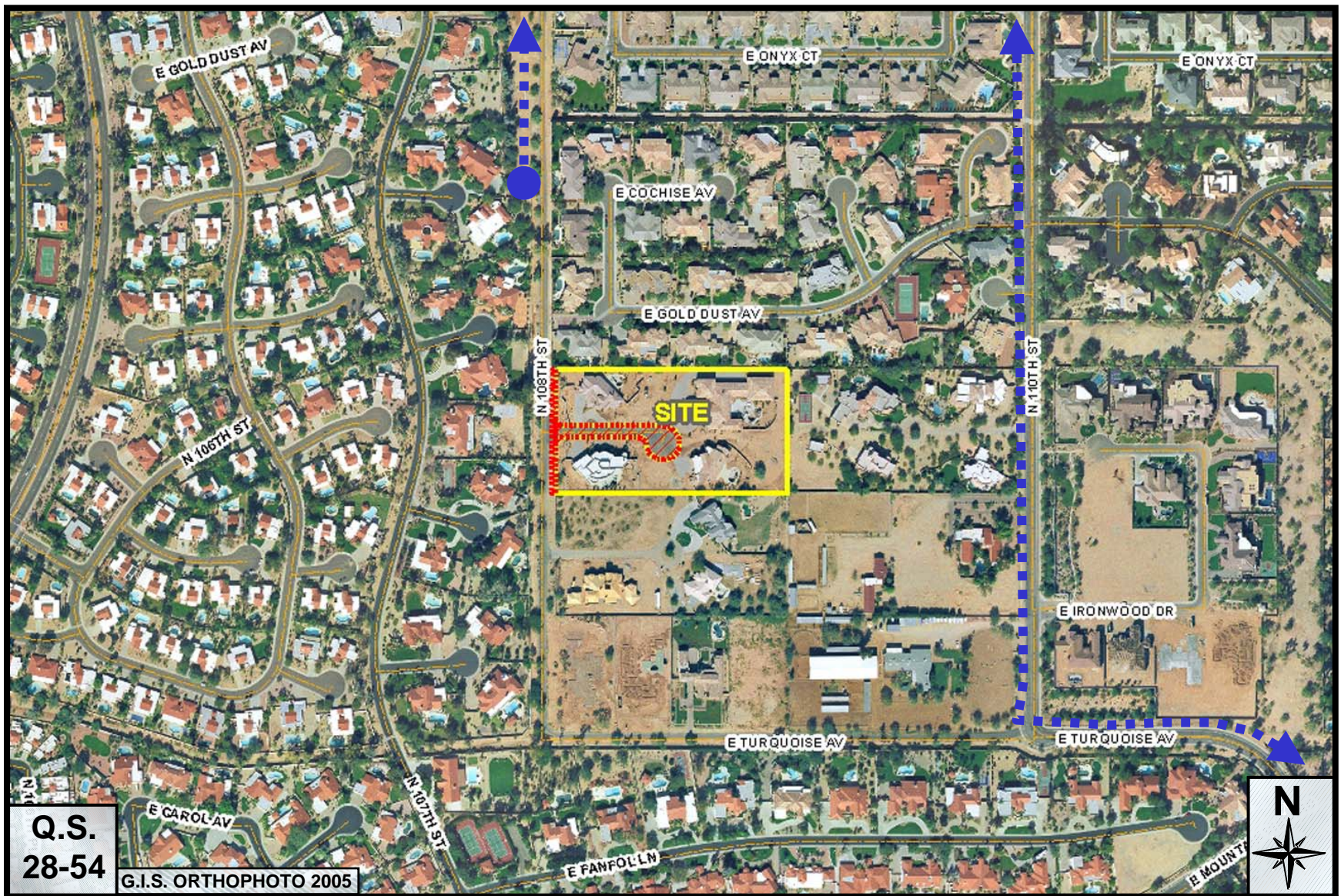


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Easements & Right-of-Way



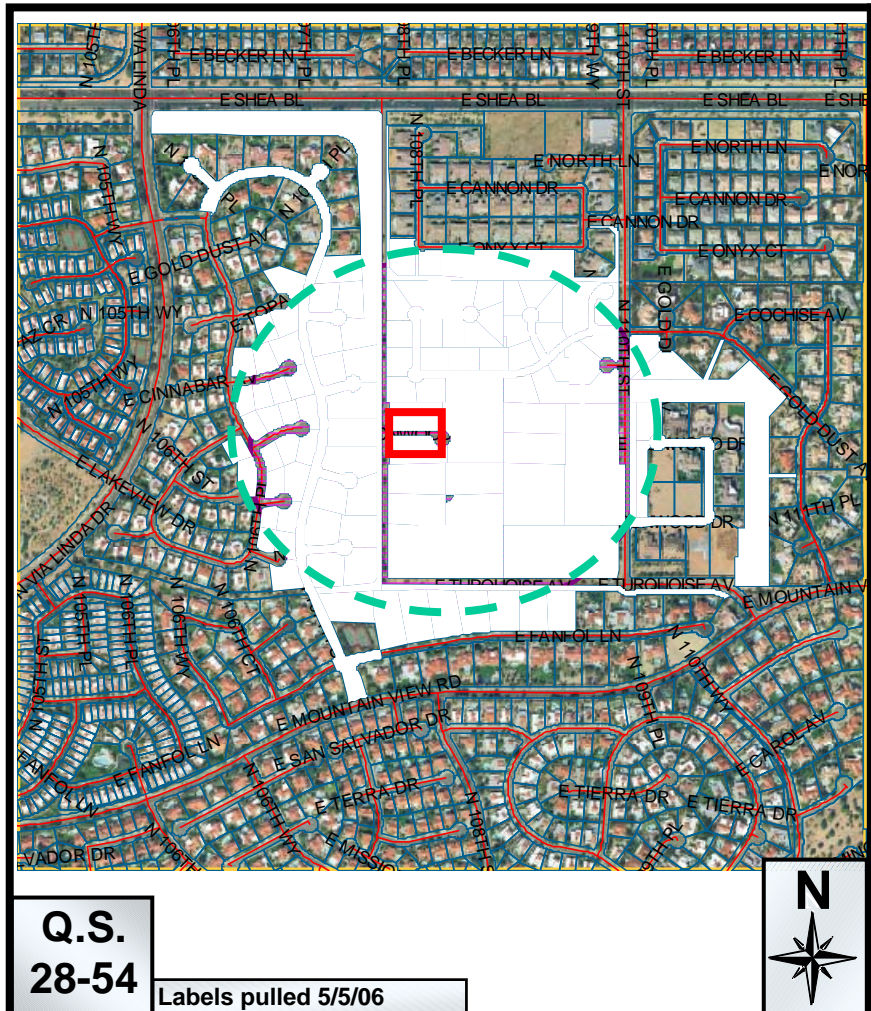
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Multi-Use Trails

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ATTACHMENT#5

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Coalition of Pinnacle Peak (C.O.P.P.)
- NESPOA
- Monteloma Homeowners Association
- Owners of Rancho Santa Fe Corporation
- Scottsdale Ranch Community Association

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ATTACHMENT #6